

Appendix 1

Sample Budget Page

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Blue = Pre-Populated By ES
Yellow = Mail Inputs
White = Automatically Calculated

Property ID:	4834
Property Name:	4834-Phipps Plaza
Portfolio:	Mid Atlantic
Mail Manager:	Deweyne Herbert
Utility Company	Georgia Power
3rd Party Supplier	Name

2008 FORECAST				
Month	2007 Usage	2007 Unit Price	2007 Total Electric Costs	2008 Forecast Total Electric Costs
January	1,769,949	\$0.068	\$120,249	\$145,545
February	1,619,497	\$0.072	\$116,209	\$126,047
March	1,707,299	\$0.076	\$130,250	\$119,961
April	1,634,680	\$0.078	\$126,905	\$119,961
May	1,720,100	\$0.077	\$132,942	\$125,598
June	1,702,567	\$0.075	\$127,079	\$127,082
July	1,754,218	\$0.076	\$133,473	\$153,173
August	1,802,693	\$0.074	\$134,277	\$130,822
September	1,894,830	\$0.073	\$124,509	\$141,363
October	1,715,336	\$0.075	\$129,322	\$124,840
November	1,633,040	\$0.073	\$119,618	\$122,346
December	1,745,154	\$0.075	\$131,671	\$136,436
Total	20,499,163	\$0.074	\$1,526,705	\$1,573,054

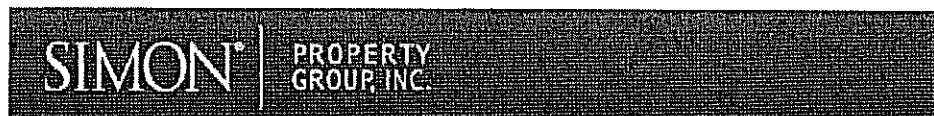
2009 BUDGET				
Month	2008 Usage	2009 Usage Adjustments	2009 Budgeted Unit Price	2009 Budgeted Total Electric Costs
January	1,797,403	-	1,797,403	\$145,545
February	1,426,261	-	1,426,261	\$126,047
March	1,312,136	-	1,312,136	\$119,961
April	1,309,293	-	1,309,293	\$119,961
May	1,417,086	-	1,417,086	\$125,598
June	1,388,021	-	1,388,021	\$127,082
July	1,673,000	-	1,673,000	\$153,173
August	1,428,876	-	1,428,876	\$130,822
September	1,544,002	-	1,544,002	\$141,363
October	1,408,538	-	1,408,538	\$124,840
November	1,380,402	-	1,380,402	\$122,346
December	1,539,372	-	1,539,372	\$136,436
Total	17,624,390	-	17,624,390	\$1,573,054

ELECTRIC KWH ALLOCATION CHANGES FOR 2009 BUDGET									
GL Account #	CAM In Office 501120	CAM In Foodcourt 501225	CAM Out 501320	Heating & Cooling ro-rata CAM (HVAC) 501210	Heating & Cooling ro-rata CAM (HVAC) 501250	Heating & Cooling To Tenants CP 501560	Central Plant Steam 501590	Non-CAM Vacant, RDP, Line Loss 501420	Total
2008 Existing Allocation %	0.0%	0.0%	10.0%	0.0%	0.0%	33.0%	0.0%	0.0%	100.0%
kWh Before Expected Changes	-	1,938,671	-	1,762,533	8,107,171	5,816,014	-	-	17,624,390
kWh increase (Decrease)	-	-	-	-	-	-	-	-	-
kWh After Expected Changes	-	1,938,671	-	1,762,533	8,107,171	5,816,014	-	-	17,624,390
Allocation % After Expected Changes	0.0%	11.0%	10.0%	0.0%	0.0%	33.0%	0.0%	0.0%	100.0%

2009 MONTHLY BUDGET FOR EXPENSES BY GL ACCOUNT									
Allocation %	CAM In Office 501120	CAM In Foodcourt 501225	CAM Out 501320	Heating & Cooling ro-rata CAM (HVAC) 501210	Heating & Cooling ro-rata CAM (HVAC) 501250	Heating & Cooling To Tenants CP 501560	Central Plant Steam 501590	Non-CAM Vacant, RDP, Line Loss 501420	Total
January	11.0%	16,010	14,555	0.0%	0.0%	48,029	0.0%	0.0%	145,545
February	-	13,865	12,605	-	-	41,595	-	-	126,047
March	-	13,195	11,997	-	-	39,567	-	-	119,961
April	-	13,182	11,985	-	-	39,547	-	-	119,961
May	-	13,816	12,560	-	-	41,447	-	-	125,598
June	-	13,979	12,709	-	-	41,937	-	-	127,082
July	-	16,849	15,318	-	-	50,547	-	-	153,173
August	-	14,390	13,063	-	-	46,649	-	-	141,363
September	-	15,550	14,137	-	-	41,197	-	-	124,840
October	-	13,732	12,485	-	-	40,374	-	-	122,346
November	-	13,458	12,235	-	-	45,024	-	-	136,436
December	-	15,008	13,644	-	-	519,105	-	-	\$1,573,054
Total	-	173,035	157,314	723,600	-	-	-	-	-

Appendix 2

Carbon Disclosure Project Press Release



Simon Property Group Lauded for Climate Change Disclosure

INDIANAPOLIS, Sept. 29 /PRNewswire-FirstCall/ — Simon Property Group, Inc. (NYSE: SPG), the country's largest owner, developer and manager of high quality retail real estate, announced today its inclusion in the Carbon Disclosure Project's (CDP) "Carbon Disclosure Leadership Index." The results were announced by the CDP at an event last week in New York.

This index highlights companies that have displayed the most professional approach to corporate governance with respect to climate change disclosure practices. Companies are scored on their climate change disclosure and high scores indicate good internal data management and understanding of climate change related issues affecting the company. Simon was the only real estate company to be recognized.

"We're delighted with this recognition of our ability to manage and report on carbon and climate change in relation to our business," said David Simon, chairman and CEO of Simon Property Group. "We feel that accurate measurement and disclosure of our carbon footprint is a key step in managing climate change risks and opportunities."

Paul Dickinson, chief executive of the Carbon Disclosure Project said, "Companies which control their risks today, manage their emissions and seize the opportunities to produce low carbon goods and services, will be the best placed to prosper in a low carbon economy of the future."

About Simon Property Group

Simon Property Group, Inc. is an S&P 500 company and the largest public U.S. real estate company. Simon is a fully integrated real estate company which operates from five retail real estate platforms: regional malls, Premium Outlet Centers®, The Mills®, community/lifestyle centers and international properties. It currently owns or has an interest in 387 properties comprising 263 million square feet of gross leasable area in North America, Europe and Asia. The Company is headquartered in Indianapolis, Indiana and employs more than 5,000 people worldwide. Simon Property Group, Inc. is publicly traded on the NYSE under the symbol SPG. For further information, visit the Company's website at www.simon.com.

About CDP

The Carbon Disclosure Project (CDP) is an independent not-for-profit organization holding the largest database of corporate climate change information in the world. CDP gathers data through its annual Information Requests on behalf of institutional investors, purchasing organizations and government bodies. Since its formation in 2000, CDP has become the gold standard for carbon disclosure methodology and process, providing essential climate change data to the global market place.

Investor CDP represents some 475 institutional investors, with combined assets under management in excess of \$55 trillion. CDP also works with private and public sector organizations to facilitate the collection of climate change data from their supply chains, as well as with local government to drive emissions reduction and sustainable development in key cities around the world. More than 2,500 major corporations around the globe report their greenhouse gas emissions and the risks and opportunities posed by climate change through CDP.

The Carbon Disclosure Project is a Registered Charity (no. 1122330). In the United States, CDP's sponsor liaison is Rockefeller Philanthropy Advisors, which provides CDP with 501(c) 3 charitable status.

SOURCE Simon Property Group, Inc.

Les Morris of Simon Property Group, +1-317-263-7711, lmorris@simon.com

Appendix 3

Sample Life Cycle Cost Analysis

LifeCycle Cost Analysis

Financial Summary

Property:

Phipps Plaza

Deferred capital at property	\$	- <-input value
CAM recovery rate		114% <-input value
Fixed CAM percentage		50% <-input value
Pro rata CAM percentage		50% <-input value

Is the project a CAM project? Yes

Capital cost	\$	474,473.00	<-input value
Annual kWh Saved		1,445,374	<-input value
Annual energy savings	\$	130,084.00	<-input value
Annual O&M savings	\$	12,495.00	<-input value
Annual tons of CO2 avoided		977	autofill
Annual value of carbon credits	\$	1,953.39	autofill
Total annual savings/cash flow		\$144,532	

Annual EBITDA impact - Fixed CAM		\$72,266.19	
Annual EBITDA impact - Pro rata CAM		\$82,383.46	
TOTAL Annual EBITDA impact		\$154,649.65	

Payback based on savings (yrs)	3.3
Cash on cash payback (yrs)	3.1
Equipment lifetime	20 <-input value

Net present value of investment/savings @ 6% discount rate	\$2,160,780
IRR of investment over the equipment lifetime	34.7%
Capital recovery capacity created over lifetime (after payback)	\$2,416,175

For CAM Project only

☐ This property is on fixed CAM. All benefits of the project accrue to the LL.

☐ This property has a deferred capital balance with pro-rata CAM. We are already recovering the maximum we can from tenants and energy savings accrue to the LL. After the payback period, the energy savings create the capacity to recover (INPUT B30 VALUE) of deferred capital over the lifetime of the retrofit.

☐ This property has no deferred capital. During the payback period, amortization will replace lower operating expenses for pro-rata tenants and there is no impact on CAM recovery. After the payback period, the energy savings will create \$2,416,175 in CAM cost recovery capacity over the lifetime of the project.

Life Cycle Cost Analysis Spreadsheet

Phipps Plaza

Assumptions	
Operating cost escalation	5%
Maintenance cost escalation	3%
Discount rate (i)	6%

CO2 Intensity/kWh 0.000798639

Year (n)	(a) Incremental First costs	(b) Annual Operating Cost Savings	(c) Annual Maintenance Cost Savings	(d) Avoided Capital Costs	(e) Value of avoided CO2	(f) Present Value Factor $[1/(1+i)^n]$	(g) Present Value $[\sum(a-e) \times f]$	(g) Cumulative Present Value $[f_n + g_{n-1}]$
0	(474,473)				\$ 1,953	1.00	(472,520)	(472,520)
1		130,084	12,495	-	\$ 2,930	0.94	137,273	(335,247)
2		136,588	12,870	-	\$ 3,907	0.89	136,494	(198,753)
3		143,418	13,256	-	\$ 4,883	0.84	135,646	(63,106)
4		150,588	13,654	-	\$ 5,860	0.79	134,737	71,631
5		158,118	14,063	-	\$ 19,534	0.75	143,261	214,891
6		166,024	14,485	-	\$ 20,120	0.70	141,435	356,327
7		174,325	14,920	-	\$ 20,723	0.67	139,641	495,967
8		183,041	15,367	-	\$ 21,345	0.63	137,876	633,844
9		192,193	15,828	-	\$ 21,986	0.59	136,141	769,984
10		201,803	16,303	-	\$ 22,645	0.56	134,434	904,419
11		211,893	16,792	-	\$ 23,324	0.53	132,756	1,037,174
12		222,488	17,296	-	\$ 24,024	0.50	131,104	1,168,279
13		233,612	17,815	-	\$ 24,745	0.47	129,480	1,297,759
14		245,293	18,349	-	\$ 25,487	0.44	127,882	1,425,641
15		257,557	18,900	-	\$ 26,252	0.42	126,310	1,551,951
16		270,435	19,467	-	\$ 27,039	0.39	124,763	1,676,714
17		283,957	20,051	-	\$ 27,851	0.37	123,240	1,799,954
18		298,155	20,652	-	\$ 28,686	0.35	121,742	1,921,696
19		313,063	21,272	-	\$ 29,547	0.33	120,267	2,041,964
20		328,716	21,910	-	\$ 30,433	0.31	118,816	2,160,780
TOTAL	(474,473)	4,301,352	335,745	-	\$411,322			

NPV (474,473) \$2,246,411 \$181,946 \$0 \$195,185

Project NPV \$2,160,780

Project IRR 34.7%